

**SEND TAX NOTICES TO:**  
RICHARD MAYBERRY  
DENISE MAYBERRY  
1505 OAK PARK DRIVE  
HOOVER, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Sixty-Four Thousand One Hundred and No/100 Dollars (\$164,100.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **UNITED HOMEBUILDERS, INC.**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **RICHARD MAYBERRY and DENISE MAYBERRY**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1B, according to the Oak Trace, Sector 1, as recorded in Map Book 23, page 120, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way and covenants of record; taxes for 1998 and subsequent years not yet due and payable.


\$ 155,850.00 of the purchase price recited herein was paid from the proceeds of two mortgage loans closed simultaneously herewith.

**TO HAVE AND TO HOLD** the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

**AND THE GRANTOR** does for itself, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 25th of June, 1998.

**UNITED HOMEBUILDERS, INC.**

  
**LEONARD W. COGGINS** (GRANTOR)  
PRESIDENT Inst # 1998-24306

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for the State of Alabama, in said State, hereby certify that **LEONARD W. COGGINS**, whose name is as President of **UNITED HOMEBUILDERS, INC.**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said Corporation, acting as aforesaid.

Given under my hand and official seal, this 25th day of June, 1998.

  
NOTARY PUBLIC Anne R. Strickland  
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:  
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